

**CITY OF EDGERTON
EDGERTON CITY HALL
12 ALBION STREET
EDGERTON, WI**

PLANNING COMMISSION
Monday, October 1, 2018 at 6:30 P.M.

1. Call to Order; Roll Call.
2. Confirmation of appropriate meeting notice posted Friday, September 28, 2018.
3. Approval of August 27, 2018 Plan Commission meeting minutes.
4. Consider extraterritorial land division for Garbe, N Newville Rd. Section 13, Town of Fulton to transfer land between adjoining lots #2018 062.
5. Consider extraterritorial land division for Anderson, E Knudson Rd., Section 13, Town of Fulton to combine lots #2018 058.
6. Consider extraterritorial land division for Anderson, N Kidder Rd., Section 13 and 14, Town of Fulton to create one lot# 2018 059.
7. Consider extraterritorial land division Lake Woods Fifth Addition for DYN Cannell, LLC, N Mason Dr. SE of N Hillside Dr. and E Maple Beach Dr, Section 1, Town of Fulton to create 46 lots. 2018 049
8. Set next meeting date and future agenda items.
9. Adjourn.

cc: Commission Members All Council Members Department Heads
City Engineer Newspapers

NOTICE: If a person with a disability requires that the meeting be accessible or that materials at the meeting be in an accessible format, call the City Administrator's office at least 6 hours prior to the meeting to request adequate accommodations. Telephone: 884-3341.

Notice is hereby given that a majority of the Common Council is expected to be present at the above scheduled noticed meeting to gather information about a subject over which they have decision-making responsibility. The only action to be taken at this meeting will be action by the Planning Commission."

**AUGUST 27, 2018 PLAN COMMISSION MEETING MINUTES
CITY OF EDGERTON**

Commission Chair Christopher Lund called the meeting to order at 7:00 p.m.

Present: Christopher Lund, Mark Wellnitz, Candy Davis, Jim Kapellen, Paul Davis, and Ron Webb.

Excused: Julie Hagemann

Others Present: City Administrator Ramona Flanigan, Public Works Director Tom Hartzell, and a group of citizens.

Flanigan confirmed the meeting agendas were properly posted on Friday, August 24th at the Post Office, Edgerton Library, and City Hall.

MINUTES: A Ron Webb/Paul Davis motion to approve the July 25, 2018 Plan Commission meeting minutes passed, all voted in favor.

CERTIFIED SURVEY MAP TO COMBINE LOTS 112 AND 113 OF WINDFIELD THIRD ADDITION: Flanigan stated the petitioner has submitted a CSM to combine two lots across from the park on Hain Road.

A Jim Kapellen/Mark Wellnitz motion to approve the preliminary and final certified survey map to combine lots 112 and 113 of Windfield Third Addition with the condition that the final CSM indicates all easements passed, all voted in favor.

SITE PLAN TO ALLOW AN ADDITION TO A PRINCIPAL STRUCTURE FOR THE PARCEL LOCATED AT 100 W ROLLIN ST: Flanigan stated this is the location of Central Lutheran Church. The petitioner proposes to construct an 850 sq. ft addition which requires a conditional use permit.

The proposed addition will fill in a portion of the existing courtyard between the church building and the school building to provide an enclosed hallway from the parking lot to the existing lobby. The addition will not change the intensity of use of the church thus not impacting the parking demand or solid waste management.

The plan proposes to modify traffic circulation as follows: the portion of the parking lot just east of the addition will be restriped so that parking is "head in" instead of angled. The parallel stalls between the parking lot and the building will be removed.

The driveway that is adjacent to the building will be one way to allow a drop off area as close as possible to the new entrance. Staff recommends this driveway be removed because the doors of the addition will open directly onto this driveway and the columns holding the overhang are susceptible to being hit by a vehicle. In addition, this driveway creates an unsafe traffic pattern on to Rollin St. With the new head in parking arrangement it will encourage cars to enter the parking lot against the one-way driveway creating an unsafe condition.

Stormwater from the north side of the main church structure and the addition will drain under the addition in a new underground system that discharges to an existing manhole in the parking lot. To install this

system, the concrete pavement that currently serves as a driveway will have to be removed and reinstalled. The area between the current retaining wall and the school building that is currently landscaped will be paved up to the building. The petitioner's engineer does not recommend a backflow preventer in the new stormsewer given the elevation of the manhole relative to the proposed stormwater pipes.

Lighting will be accomplished with down lights on the addition with no wall lights on the exterior.

Greg Cashman, architect for the project, stated he agrees that the one-way driveway is narrow. He suggests either keeping the angled parking and/or blocking the angled parking area's exit closest to the building.

Central Lutheran Church representative Travis Dohner explained there is a need for a closer drop off area and they currently do not have a problem with the doors to the driveway. Kapellen noted currently there is a railing preventing people from walking directly into the parking lot. That will not be the case with the new entrance.

Kapellen suggested keeping the one-way driveway but put bollards on the north side of the drive and direct the traffic into the parking lot instead of into the street. Other ideas of how to protect pedestrians were discussed.

Jim Kapellen/Mark Wellnitz moved to approve the site plan for an addition to an indoor institutional land use for Central Lutheran Church located at 100 W Rollin St with the following condition:

1. The petitioner keeps the angle parking.
2. The petitioner converts the driveway nearest the building as a one-way with some type of pedestrian safety area using a curbing or bollards, color concrete, or a stop sign to divert vehicles away from the doorways.

The motion passed on a 6/0 roll call vote.

EXTRATERRITORIAL LAND DIVISION ON N HILLSIDE AND E MAPLE BEACH: A Candy Davis/Ron Webb motion to approve an extraterritorial land division for Peace Land Development, N Hillside Dr. and E. Maple Beach Dr., Section 1, Town of Fulton, to create 48 lots passed, all voted in favor.

CONSIDER EXTRATERRITORIAL LAND DIVISION ON INDIAN TRAIL: A Ron Webb/Mark Wellnitz motion to approve an extraterritorial land division for Theresa Griffin, Indian Trail, Section 36, Town of Albion #10172 to combine three lots passed, all voted in favor.

Being no other business before the Commission, a Candy Davis/Mark Wellnitz motion to adjourn passed, all voted in favor.

Ramona Flanigan/ch
City Administrator

Approved October 1, 2018

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: October 1, 2018

GENERAL DESCRIPTION

Address: N Newville Rd Section 13, Town of Fulton, Rock County #2018 062

Applicant: Garbe/Letson

Parcel Size: 1 acre

Description of Request: Approval of an extraterritorial certified survey map to add property to an existing lot.

STAFF REVIEW COMMENTS

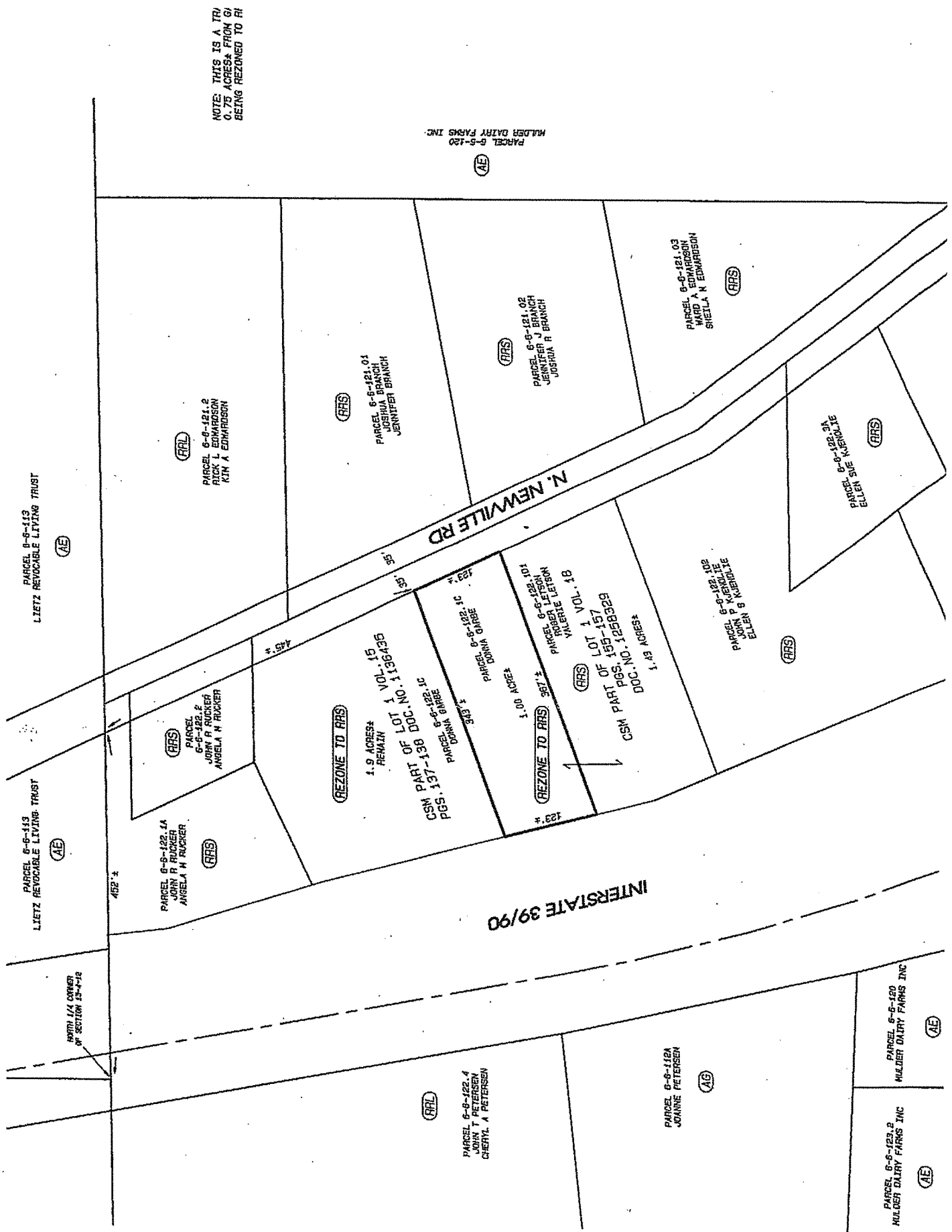
Staff has reviewed the petition for planning issues in accordance with the Edgerton Master Plan and has the following comments:

1. The proposed land division is within the City of Edgerton's extraterritorial zone. Therefore, the City has land division review authority.
2. The proposed land division adds property to the parcel but does not create any additional lots.

STAFF RECOMMENDATION

Because the petitioner does not propose to create any additional lots with this land division, staff recommends the Plan Commission recommend the City Council approve the proposed land division.

THE NE 1/4 OF SECTION 18, T.4N., R.12E. OF THE 4TH P.M., TOWN OF FULTON, ROCK COUNTY, WISCONSIN.



PARCEL 6-6-113
LIETZ REVOCABLE LIVING TRUST
(AE)

PARCEL 6-6-113
LIETZ REVOCABLE LIVING TRUST
(AE)

NORTH 1/4 CORNER
OF SECTION 18-1-12

PARCEL 6-6-122.1A
JOHN R RUCKER
ANGELA M RUCKER
(RRS)

PARCEL 6-6-122.2
JOHN R RUCKER
ANGELA M RUCKER
(RRS)

PARCEL 6-6-121.2
RICK L EDWARDS
KIM A EDWARDS
(APRL)

(REZONE TO RRS)

1.9 ACRES*
REMAIN
CSM PART OF LOT 1 VOL. 15
PGS. 137-138 DOC. NO. 1136436

PARCEL 6-6-122.1C
DORNA SINCE
343' ±

PARCEL 6-6-122.1D
DORNA GARBE
123' ±

(REZONE TO RRS)

PARCEL 6-6-122.101
ROBERT LETSON
YVETTE LETSON
1.00 ACRES*

(RRS)

CSM PART OF LOT 1 VOL. 18
PGS. 155-157
DOC. NO. 1258328
1.43 ACRES*

PARCEL 6-6-122.102
JOHN P KUEHLTE
ELLEN B KUEHLTE
(RRS)

PARCEL 6-6-122.101
ELLEN SUE KUEHLTE
(RRS)

PARCEL 6-6-112A
JOANNE PETERSEN
(AG)

PARCEL 6-6-123.2
MULDER DAIRY FARMS INC
(AE)

PARCEL 6-6-120
MULDER DAIRY FARMS INC
(AE)

PARCEL 6-6-122.4
JOHN T PETERSEN
CHERYL A PETERSEN
(APRL)

PARCEL 6-6-120
MULDER DAIRY FARMS INC
(AE)

PARCEL 6-6-121.01
JOSHUA BRANCH
JENNIFER BRANCH
(RRS)

PARCEL 6-6-121.02
JENNIFER J BRANCH
JOSHUA R BRANCH
(RRS)

PARCEL 6-6-121.03
WYD A EDWARDS
SHEILA N EDWARDS
(RRS)

NOTE: THIS IS A TRU
0.75 ACRES FROM G/
BEING REZONED TO R/

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: October 1, 2018

GENERAL DESCRIPTION

Address: E Knudson Road, Section 13, Town of Fulton.

Applicant: Anderson Revocable Trust

Parcel Size: 2 acres

Description of Request: Approval of an extraterritorial certified survey map to combine existing lots. (LD #2018 058)

STAFF REVIEW COMMENTS

Staff has reviewed the petition for planning issues in accordance with the Edgerton Master Plan and has the following comments:

1. The proposed land division is within the City of Edgerton's extraterritorial zone. Therefore, the City has land division review authority.
2. The proposed land division combines two lots and does not create any additional lots.

STAFF RECOMMENDATION

Because the petitioner does not propose to create any additional lots with this land division, staff recommends the Plan Commission recommend the City Council approve the proposed land division.

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: October 1, 2018

GENERAL DESCRIPTION

Address: N Kidder Rd, Rock County, Fulton Township, Section 13 &14 (2018 059)

Applicant: Anderson Rev Trust

Parcel Size: 5.6 acres

Description of Request: Approval of an extraterritorial certified survey map to create 1 lot.

STAFF REVIEW COMMENTS

Staff has reviewed the petition for planning issues in accordance with the Edgerton Master Plan and has the following comments:

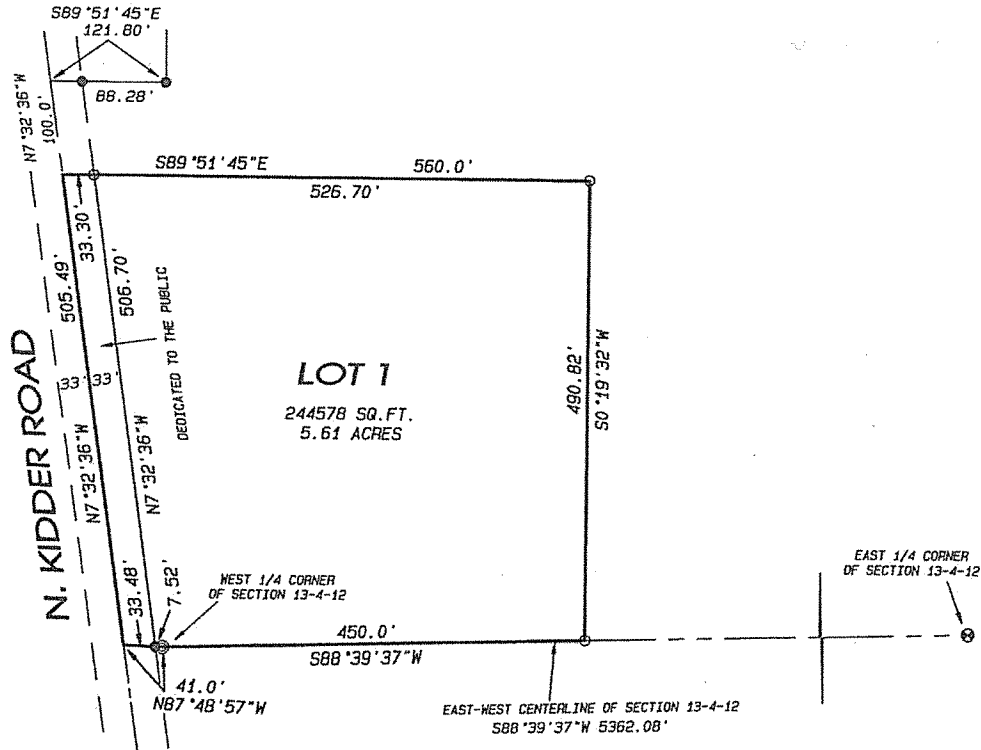
1. The proposed land division is within the City of Edgerton's extraterritorial zone. Therefore, the City has land division review authority.
2. The proposed land division does not create any additional lots. The land division transfers two parcels between two adjoining land owners.

STAFF RECOMMENDATION

Staff recommends the Plan Commission recommend the City Council approve the creation of one lot for Anderson Rev Trust on N Kidder Rd.

CERTIFIED SURVEY MAP

PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 13 AND PART OF THE
SE 1/4 OF THE NE 1/4 OF SECTION 14, ALL IN T.4N., R.12E. OF THE 4TH P.M.,
TOWN OF FULTON, ROCK COUNTY, WISCONSIN.



LEGEND:

- SET IRON PIN, 3/4" x 24", 1.5 LBS./LIN.FT.
- FOUND 3/4" IRON PIN
- ⊙ FOUND 1" IRON PIPE
- ⊗ FOUND ALUMINUM MONUMENT



NOTES:

FIELDWORK COMPLETED _____

A SURVEY BY OTTO SCHROEDER DATED MAY 31, 1988 WAS USED IN RETRACING THE BOUNDARIES FOR THIS SURVEY.

ASSUMED S88°39'27"W ALONG THE EAST-WEST CENTERLINE OF SECTION 13-4-12.

Project No. 118 - 294 For: LANGER

SHEET 1 OF ___ SHEETS



- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 N. Milwaukee St.
Janesville, WI 53548
www.combsurvey.com

tel: 608 752-0575
fax: 608 752-0534

TO: Edgerton Plan Commission

FROM: Ramona Flanigan

MEETING DATE: October 1, 2018

GENERAL DESCRIPTION

Address: N Mason Dr SE of N Hillside and E Maple Beach, Rock County, Fulton Township Sec. 1

Applicant: DYN Cannell, LLC

Parcel Size: varies

Description of Request: approval of a 46 lot plat Lake Woods 5th Addition

STAFF REVIEW COMMENTS

Staff has reviewed the petition for planning issues in accordance with the Edgerton Master Plan and has the following comments:

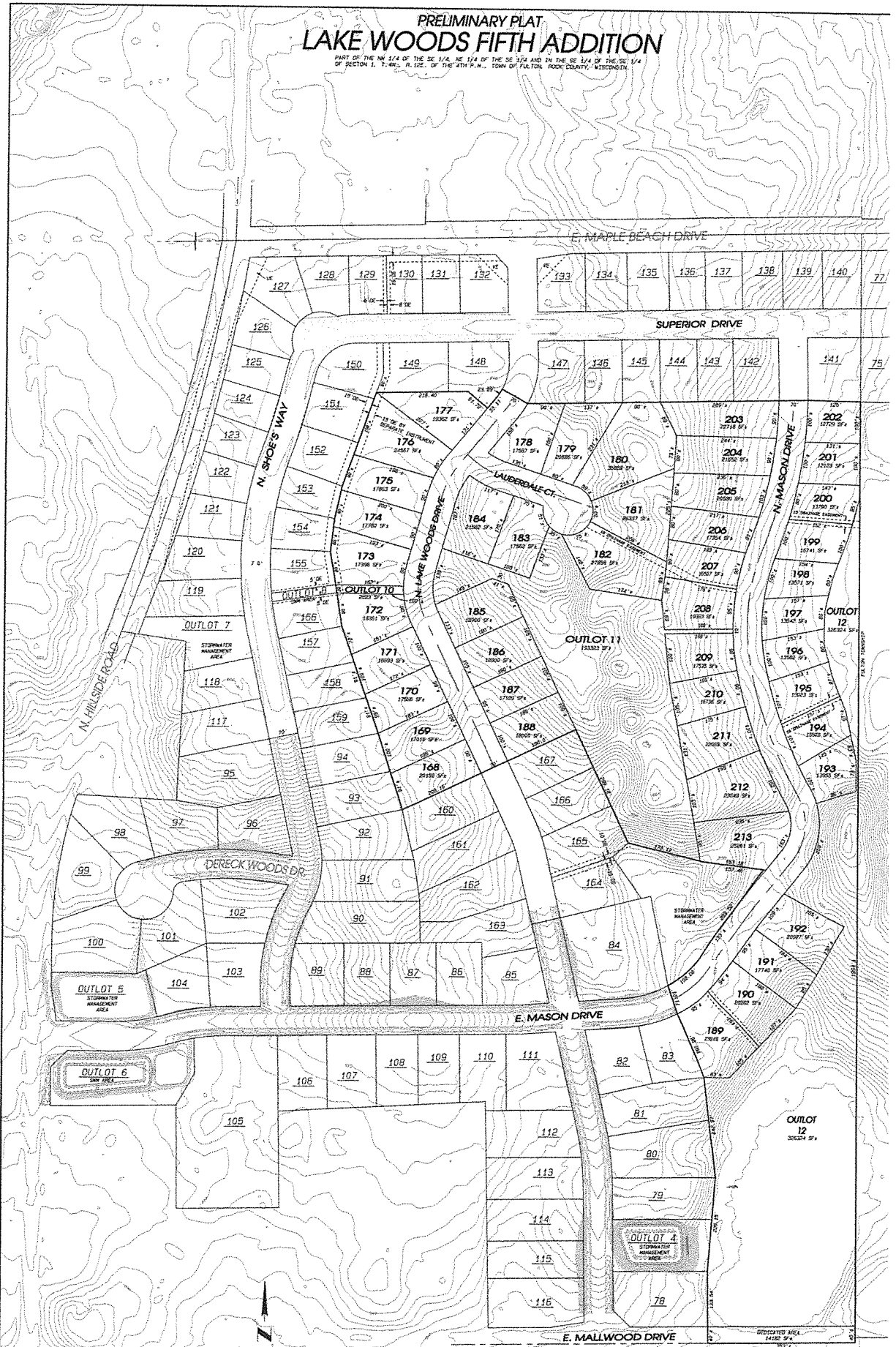
1. The proposed land division is within the City of Edgerton's extraterritorial zone. Therefore, the City has land division review authority.
2. The area of the division is not in the City's gravity sewer service area and unlikely to impede efficient City expansion.

STAFF RECOMMENDATION

Staff recommends the Plan Commission recommend the City Council approve a 46 lot plat of Lake Woods 5th Addition for DYN Cannell, LLC on N Mason Dr SE of N Hillside and E Maple Beach.

PRELIMINARY PLAT LAKE WOODS FIFTH ADDITION

PART OF THE NW 1/4 OF THE SE 1/4, NE 1/4 OF THE SE 1/4 AND IN THE SE 1/4 OF THE SE 1/4
OF SECTION 1, T.46S. R.12E. OF THE 4TH P.M., TOWN OF FULTON, ROCK COUNTY, WISCONSIN.



NOTES:
LAKE WOODS FIFTH ADDITION CREATES 46 LOTS
AND 3 OUTLOTS FROM 37 ACRES.
THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS
AND AGREEMENTS, RECORDED AND UNRECORDED.
THE BASIS OF BEARINGS IS ASSUMED.



OWNER OF RECORD:
DYN CANNELL LLC
5001 SPRING CREEK ROAD
ROCKFORD, IL 61114
SURVEYOR: COMBS AND ASSOCIATES, INC.
100 N. MILWAUKEE STREET
WANDERVILLE, WI 53046

LAND SURVEYING 08/C
LAND PLANNING A1
CIVIL ENGINEERING 118
CONCRETE CONSTRUCTION 119

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